



## Castleton Court, Marlow, Buckinghamshire

**TO LET £1,995 PCM**

**Unfurnished**

A well presented three bedroom mid terrace house which is located within easy reach of Marlow High Street and Train Station. Ideal for a professional single occupant or couple. Sorry, No Pets. EPC rating C. UNFURNISHED. CONTACT B&B LETTINGS 01628 333800

- GARAGE
- PRIVATE REAR GARDEN
- CLOSE PROXIMITY TO THE TOWN CENTRE
- SPACIOUS KITCHEN WITH APPLIANCES
- FAMILY BATHROOM WITH SEPARATE SHOWER
- SORRY, NO PETS
- OFF STREET PARKING

### Office Numbers:

Chilterns | 01844 354554  
Marlow | 01628 333800  
Princes Risborough | 01844 343334  
Stokenchurch | 01494 485560  
High Wycombe | 01494 485560  
Aylesbury | 01296 337771  
W : [www.bb-estateagents.co.uk](http://www.bb-estateagents.co.uk)  
E : [lettings@bb-estateagents.co.uk](mailto:lettings@bb-estateagents.co.uk)

### Head Office Address

Chilterns Office  
Robert House | 19 Station Road  
Chinnor | Oxfordshire | OX39 4PU

### Description:

A well presented three bedroom mid terrace house which is located within easy reach of Marlow High Street and Train Station.

The accommodation comprises;

#### GROUND FLOOR

Entrance hall

Large living room with French doors leading to garden

Modern kitchen with fitted appliances

#### FIRST FLOOR

Landing

Main bedroom with fitted wardrobes

Further double bedroom

Single bedroom

Bathroom with bath and separate shower

The property also benefits from a courtyard garden, garage and off street parking.

Marlow town centre is a thriving and stylish riverside community with a comprehensive range of shops and excellent pubs and restaurants. Nearby Marlow Station has a regular train service to London Paddington via Maidenhead (from 1hr 5 mins) with links to the City of London. Access to the M4 and M40 is close by via the A404(M) and London Heathrow is about 22 miles away.

### Outgoings:

Utility accounts, including council tax and telephone, are the responsibility of the tenants, who must provide their own contents insurance.

### Council Tax:

Band D

### Terms:

12-month tenancy agreement

Unfurnished

No smokers please

White goods included

### Restrictions:

Sorry, no pets

### Holding Deposit:

Equivalent to one weeks rent.

### Security Deposit required:

5 weeks rent payable before moving in.

### Directions

Viewings strictly via the agents:

Bonners and Babingtons

**01628 333800**

